

SECTION 2

DEFINITIONS

2.99.50 Porch means an open-sided structure covered by a roof and supported by columns that shelters the entrance to a building and that may also provide exterior living space.

SECTION 5

DESIGN REVIEW PROCEDURES AND CRITERIA

5.03 Design Approval Required:

(1). Design Review is required for all development in the R1R, OT, OTW, C1, C2, S1, S2, S3, S3R, AND S4 zones. Design Review is also required for all development other than single-family dwellings in the R1 and R2 zones. No building permit shall be issued for any development, redevelopment or construction requiring design review until design approval has been granted.

(2). Development shall be completed in exact accordance with the design approved by the City. If, after such approval, a developer wishes to make any exterior design or landscaping alterations, those amendments shall be brought before the ~~reviewing authority~~ City for approval prior to construction. Minor revisions may be approved by the City Administrator provided such changes are consistent with the original approval, comply with all design guidelines, and do not exceed ten (10) percent of the square footage of the project. All other revisions shall be considered pursuant to the same procedure under which the original approval was granted.

5.04 Permit Application Procedures

(3). Submittal requirements:

- a) All plans submitted shall be drawn to scale, on standard-sized sheets not larger than 11" x 17". Site plans shall be drawn at a scale no smaller than 1" = 20', and building elevations and floor plans shall be drawn at a scale no smaller than 1/8" = 1', unless otherwise approved by the City. If an applicant desires to submit plans on sheets larger than the permitted size, then eight (8) copies shall be provided with the application.
- b) If other than natural wood color is to be used, color samples shall be provided.
- c) Submitted plans shall include site plans and landscaping plans, and shall show, in a general manner, the locations of existing and proposed buildings, parking and driveways, landscaping, fences, and site features of abutting properties. Landscape plans shall generally indicate the location and type of existing and proposed ground cover, and the location, type and size of existing and proposed shrubs and trees.
- d) Building elevations shall show the size and placement of all windows, doors, porches, decks and other architectural features, including trim, and shall indicate the proposed materials and finishes to be used.

e) If alternative building materials are proposed, material samples and specifications shall be provided with the application.

fd) Applications for Design Review shall be accompanied by a fee as established by resolution of the City Council.

5.05.01 Administrative Review

~~Applications for signs or additions including decks, fences, and accessory structures, shall be reviewed and acted upon by the City Administrator.~~

The City Administrator shall review and act upon the following applications:

- (1) Signs
- (2) Single-family residential additions equal to no more than twenty (20) percent of the existing floor area
- (3) Residential and commercial alterations with no increase in floor area
- (4) Decks
- (5) Fences
- (6) Accessory Structures
- (7) Minor revisions, as allowed by Section 5.03(2)

5.05.02 Planning Commission Review

The Planning Commission shall review and act upon the following applications, following receipt of a recommendation from the City Administrator:

- (1) Single-family dwellings:-
 - a. New construction
 - b. Additions greater than twenty (20) percent of the existing floor area
- (2) Multi-family developments containing up to four (4) dwelling units, new construction and additions.
- (3) Commercial additions of up to six thousand (6,000) square feet of floor area.

5.05.02 City Council Review

The City Council shall review and act upon any Design Review application not included in sections 5.01.01 and 5.01.02. Prior to its review, the City Council shall receive a recommendation from the City Administrator and the Planning Commission.

5.07.03 Specific Review Criteria

- l) Landscaping –The type, placement, and arrangement of landscape and landscape features is an essential element in the integration of a project with its surrounding area. Landscaping is required where indicated, and shall be provided ~~encouraged~~ in all projects.

5.10.03.02 Design requirements:

The following are required design elements in the R1R zone.

- (1) Roofs: Pitched roofs are required, with a minimum roof pitch of 5:12. Materials shall be wood shingle or composition.
- (2) Porches: Covered front porches or wrap-around porches are required. Front porches shall have an area of at least fifty (50) square feet and shall be at least three (3) feet deep, as measured perpendicular to the facade of the building. Porches on the front of the house, facing the street, shall not be screened.
- (3) Building materials: Wood siding is required on not less than eighty (80) percent of the exterior exposure. Cedar shingles, lap, clapboard, tongue-and-groove, or board and batten are permitted. Masonry: If used, not more than twenty (20) percent of the exterior siding exposure may be of stone, brick, or split-faced block. Other construction methods are prohibited.
- (4) Foundations: Permanent foundations are required. Not more than 36" of the foundation may be shown above ground level.
- (5) Accessory buildings: Garages, whether attached or detached, shall be designed and positioned to be complementary to the overall aesthetic design and proportional to the house. Attached garages that occupy not more than fifty (50) percent of the total building width shall not project more than ten (10) feet from the principal front facade of the house, exclusive of porches and bays. Attached garages that occupy more than fifty (50) percent of the total building width shall not project beyond the principal front facade of the house, exclusive of porches and bays recessed not less than two feet from the front of the house. Attached garages that are entered from the side shall be permitted to project beyond the principal front facade of the house, subject to approval of the reviewing authority. Where available, direct access from a garage to a side street or an alley is required. Sheds and other accessory buildings shall be located in the rear or side yard. Accessory buildings shall be designed to complement the principal building(s) in form, detail, color, and material.

5.10.04 Shoreline Residential (S1 & S2):

5.10.04.02 Design requirements:

- (1). Roofs: Pitched roofs of not less than 5:12 are required. Materials shall be wood shingle or composition.
- (2.) Porches: Covered front porches or wrap-around porches are required. Front porches shall have an area of at least fifty (50) square feet and shall be at least three (3) feet deep, as measured perpendicular to the facade of the building. Porches on the front of the house, facing the street, shall not be screened.
- (3). Building materials: Wood siding is required. Cedar shingles or cedar board and batten siding, or a combination thereof, is required for not less than 80% of the exposed exterior. Not more than 6" shingle exposure is permitted. Lap, clapboard, tongue-and-groove, or brick are permitted on not more than 20% of the exposed exterior. Other construction methods are prohibited.
- (4). Color: Natural or stained natural treatment is required. Trim may be painted.
- (5). Foundations: Permanent foundations are required. Not more than 36" of the foundation may be shown above ground level.
- (6). Accessory buildings: Garages, whether attached or detached, shall be designed and positioned to be complementary to the overall aesthetic design and proportional to the

house. Attached garages that occupy not more than fifty (50) percent of the total building width shall not project more than ten (10) feet from the principal front facade of the house, exclusive of porches and bays. Attached garages that occupy more than fifty (50) percent of the total building width shall not project beyond the principal front facade of the house, exclusive of porches and bays ~~recessed not less than two feet from the front of the house.~~ Attached garages that are entered from the side shall be permitted to project beyond the principal front facade of the house, subject to approval of the reviewing authority. Where available, direct access from a garage to a side street or an alley is required. Sheds and other accessory buildings shall be located in the rear or side yard. Accessory buildings shall be designed to complement the principal building(s) in form, detail, color, and material.

(7). Orientation: The front door shall face the street.

(8). Building width: The minimum width of any building shall be not less than fourteen feet.